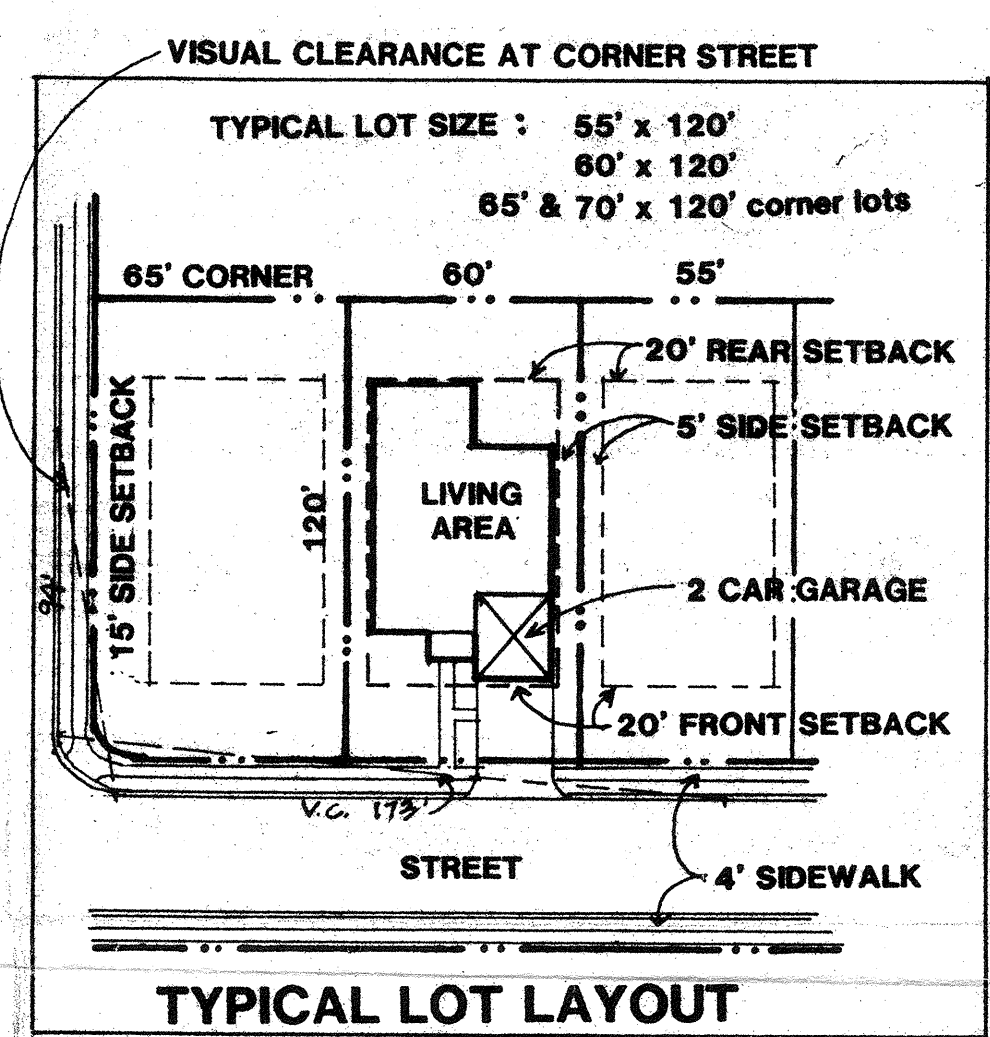
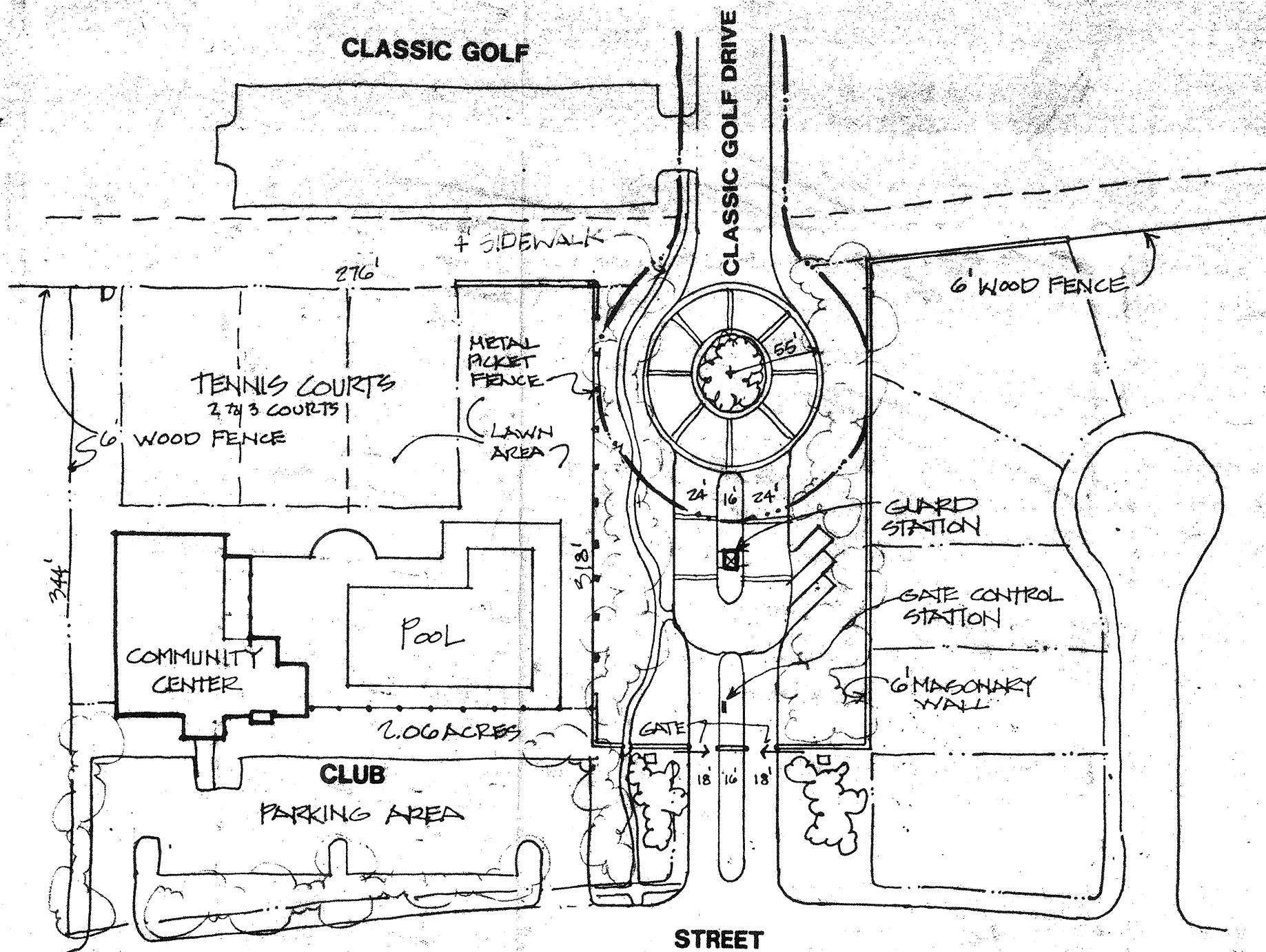


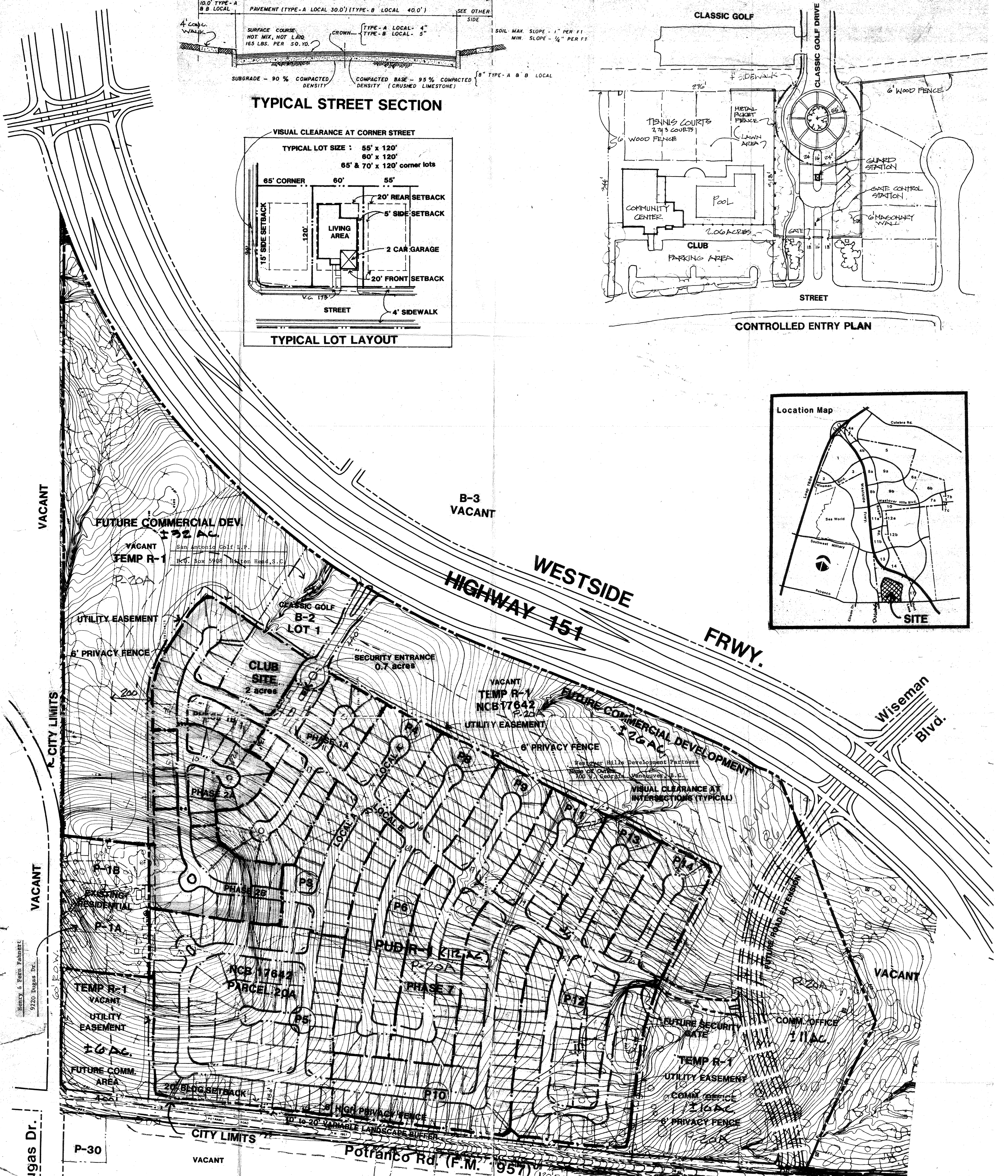
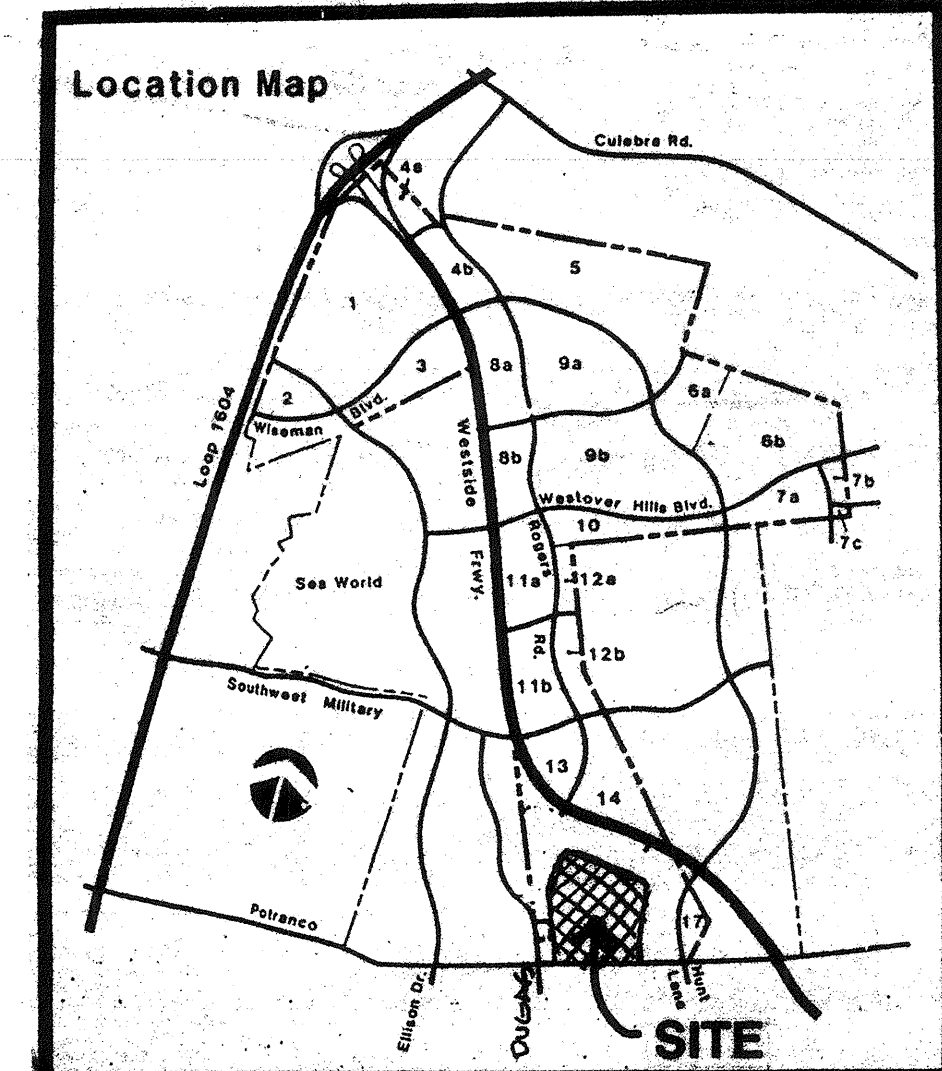
TYPICAL STREET SECTION



TYPICAL LOT LAYOUT



CONTROLLED ENTRY PLAN



PUD R-1 PLAN
 112 TOTAL ACRES
 564 TOTAL LOTS
 5.04 LOTS PER ACRE
 OPEN SPACE RATIO 43%

P-15A
 NTL Land Holdings, Inc.
 P.O. Box 5250 San Antonio, Texas
 Wild Horse Canyon Dec Co. Two
 P.O. Box 5250 San Antonio, Texas

HERITAGE NORTHWEST SUBDIVISION

RESIDENTIAL AREA
 CB4333A

International Bank of Commerce
 1200 San Bernardo Laredo, Texas 78040

Louise E. Gain
 9580 Potranco Rd. San Antonio, Texas 78251

PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 Date: June 15, 1993
 File # 366
 Signed: [Signature]

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

THE MEADOWS AT Westover Hills

VRP# 02-08-136

Filed for Record in
BEXAR COUNTY, TEXAS
ROBERT D. GREEN/COUNTY CLERK

On Apr 23 1994

At 2:34pm

Receipt #: 40003

Recording: 23.00

Doc/Map: 6.00

Doc/Map: 94-0078318

NOTES:

- That all vehicles and/or personnel of the City of San Antonio and/or Bexar County, when on official business, may use the private streets of The Meadows at Westover Hills, Unit 2A Planned Unit Development (P.U.D.) for any purpose at any time, without liability, and the City of San Antonio and/or Bexar County may remove at any time, any and all obstructions of any type in the private streets and assess the cost of the removal to the owner or owners of the obstructions.
- The maintenance of all private drainage easements and private streets within The Meadows at Westover Hills, Unit 2A P.U.D. shall be the responsibility of Westover Hills Development Partners, L.P., their successors or assigns, and not the responsibility of the City of San Antonio and/or Bexar County.
- Lot 3, Block 1, N.C.B. 17642, is a private street, and also designated as electric, gas, telephone, water, sanitary sewer, and cable TV easement, therefore, shall be deemed to be dedicated to City Public Service, Southwestern Bell Telephone Company, San Antonio Water System, and Paragon Cable respectively for the purpose of installing and maintaining electric, gas, telephone, water, sanitary sewer, and cable TV lines and services.
- Lots 19 through 26, Block 1, N.C.B. 17642, and Lots 25 through 35, Block 3, N.C.B. 18406 are all family lots.
- No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the private drainage easements shown on this plat. No landscaping or other type of modifications which alter the cross-sections of the private drainage easements, as approved by the Public Works Department of the City of San Antonio, Texas, shall be allowed without the approval of the Director of Public Works.
- The City of San Antonio and/or Bexar County shall have the right of ingress and egress over grantor's adjacent property to remove any obstructions placed within the limits of said private drainage easements.
- The developer dedicates the sanitary sewer mains upon completion by the developer and acceptance by the San Antonio Water System. The San Antonio Water System will own and maintain said sanitary sewer mains which are located within this particular subdivision plat.
- Cable TV easement inures only to the benefit of Paragon Cable, or assigns, and no other cable company shall have the right to use same; sanitary sewer and water easements inure only to the benefit of San Antonio Water System and no other utility company shall have the right to use same; electric and gas easement inure only to the benefit of City Public Service, and no other gas company shall have the right to use same; telephone easements inure only to the benefit of Southwestern Bell Telephone Company, and no other telephone company shall have the right to use same.
- Lot 3, Block 1, N.C.B. 17642 is also a private postal easement.
- A legal instrument establishing a plan for the use and permanent maintenance of the easements designated on this plat is being recorded on the same date as this plat.

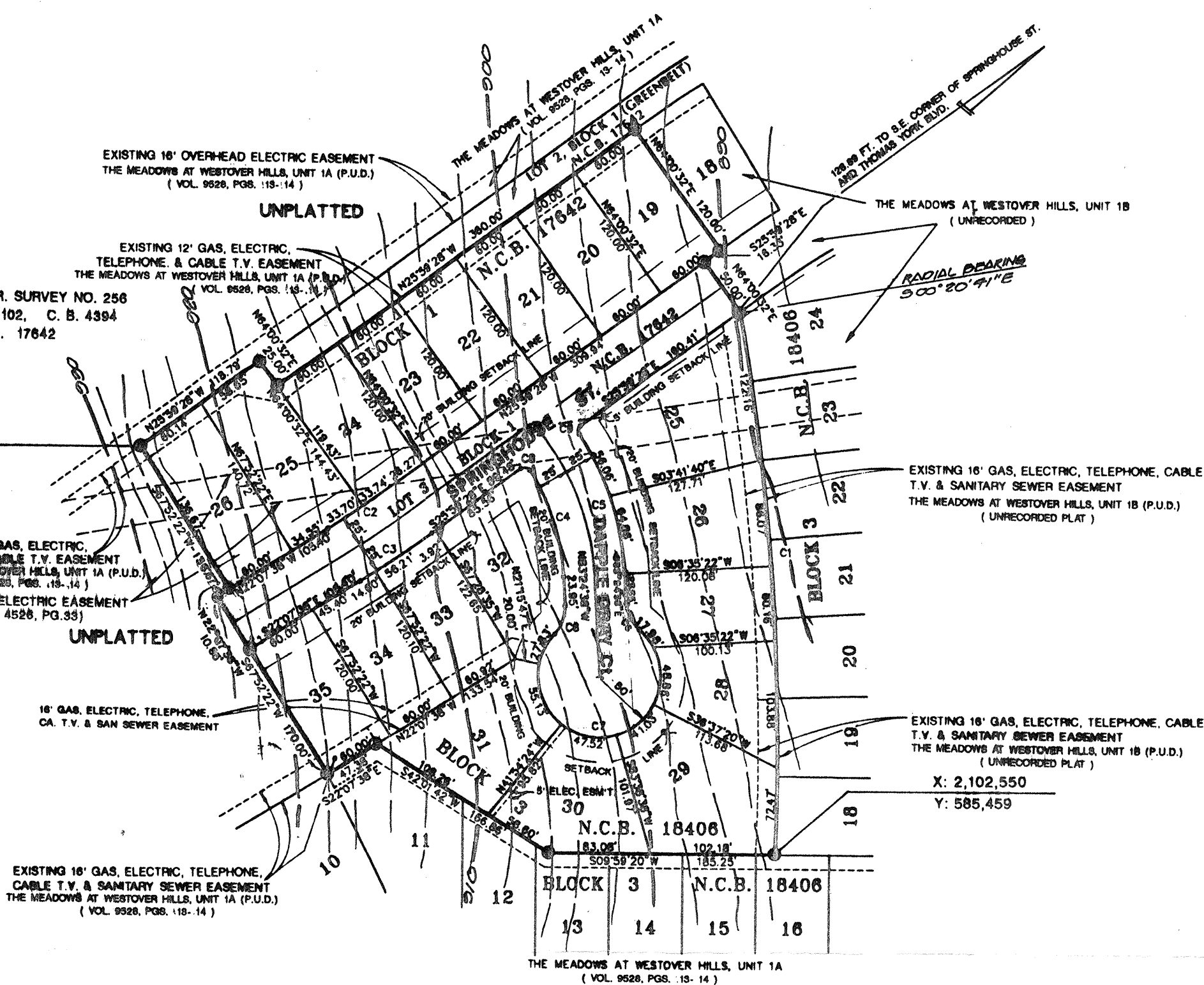
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	100.00	44.43	23.78	28.71
C2	100.00	47.42	23.79	33.91
C3	100.00	70.81	36.42	53.91
C4	175.00	91.28	46.70	28.53
C5	250.00	120.12	61.53	20.55
C6	50.00	23.36	12.13	27.50
C7	5.00	4.09	5.24	92.21
C8	5.00	7.58	4.83	88.00

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Water Easement," "Sanitary Sewer Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereof. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

B.B.B. & C.R.R. SURVEY NO. 256
ABSTRACT 102, C.B. 4394
N.C.B. 17642

X: 2,102,134
Y: 585,003



NOTE:

- COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO FOR REFERENCE ONLY AND DO NOT COMPLY WITH THE ACCURACY REQUIRED FOR A BOUNDARY SURVEY.
- BEARING SYSTEM FROM PLAT OF WESTOVER HILLS SUBDIVISION UNIT 12 AS RECORDED IN VOLUME 9519, PAGES 58-59 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

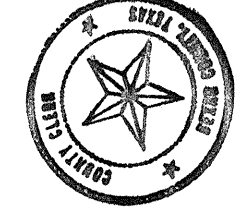
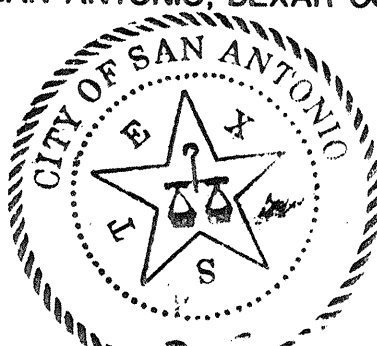
LEGEND:

- SET 1/4" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON".

SUBDIVISION PLAT
OF

THE MEADOWS AT WESTOVER HILLS, UNIT 2A
(PLANNED UNIT DEVELOPMENT)

BEING 4.554 ACRES OF LAND OUT OF THE B.B.B. & C.R.R. SURVEY NO. 256, ABSTRACT 102, COUNTY BLOCK 4394, N.C.B. 17642, SAN ANTONIO, BEXAR COUNTY, TEXAS.



THIS PLAT OF THE MEADOWS AT WESTOVER HILLS, UNIT 2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS 26 DAY OF May, 1994.

BY: [Signature]

BY: [Signature]

CHAIRMAN

SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

[Signature]
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 19th DAY OF AUGUST, A.D. 1994.

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[Signature]
OWNER MEADOWS AT WESTOVER HILLS, UNIT 2A
DEVELOPMENT PARTNERS, L.P.
BY: CHARLES MARTIN WENDER, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES MARTIN WENDER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF AUG., A.D. 1994.

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS 20th DAY OF AUGUST, A.D. 1994.

[Signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

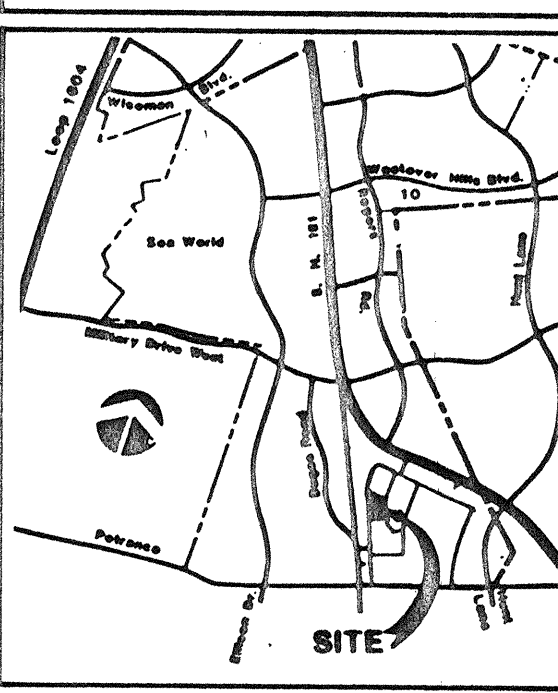
STATE OF TEXAS
COUNTY OF BEXAR

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF August, 1994, AT 2:34 P.M. AND DULY RECORDED THE 30th DAY OF August, 1994, AT 1:45 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9528 ON PAGE 215.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF August, 1994.

COUNTY CLERK, BEXAR COUNTY, TEXAS
[Signature]

PLAT NO. 930305



LOCATION MAP



SCALE: 1" = 100'

PAPE-DAWSON ENGINEERS

VRP# 02-08-136VOL 0928 P215



City of San Antonio

New

Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG 16 PM 3:46

Permit File: VRP#02-08-136 Date: 8/15/02
Assigned by city staff

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of Carter & Burgess, Inc.
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Southwest intersection of Highway 151 & Wiseman Boulevard
5. Council District 6 ETJ Over Edward's Aquifer Recharge () yes (X) no

• **MASTER DEVELOPMENT PLAN (MDP)** (Formally POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: The Meadows of Westover Hills # 366

Date accepted: 6/15/93 Expiration Date: N/A MDP Size: 112 acres
Plat No. 930305 approved by COSA's Planning Commission on 1/26/94

• **P.U.D. PLAN**

Name: _____ # _____

Date accepted: _____

• **Plat Application**

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

1,2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG 16 PM 3:46

VRP# 02-08-134

• **Approved Plat**

Plat Name: _____ Plat # _____ Acreage: _____ Approval

Date: _____ Plat recording Date: _____ Expiration Date: _____ Vol./Pg. _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

• **Others**

Type of Permit: _____ Date issued: _____ Expiration Date: _____

Acreage: _____

(Note: Two maps of the area must be provided)

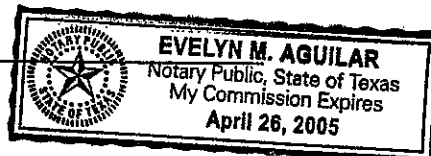
NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Habib H. Erkkan, Jr. Signature: [Signature] Date: 8/15/02

Sworn to and subscribed before me by on this 15th day of AUGUST 2002, to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: _____



City of San Antonio use



Approved

As of June 15, 1993



Disapproved

Review By: [Signature]

Assistant City Attorney

Date: Aug 30, 2002

August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG 16 PM 3:46

August 15, 2002

Mr. Mike Herrera
Planning Department
City of San Antonio
114 W. Commerce, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Mr. Tom Shute
Office of the City Attorney
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand-Delivery

Re: Vested Rights Permit Application for Preliminary Overall Area Development
Plan ("POADP") No. 366

Dear Messrs Herrera & Shute:

On behalf of our client, Carter & Burgess, Inc., please accept this application for a vested rights permit for approximately 112 acres of property located near the southwest intersection of Highway 151 and Wiseman Boulevard.

Pursuant to Texas Local Government Code Chapter 245 and City of San Antonio's Unified Development Code Article 7, the property that is the subject of a valid permit is vested with the rights to be developed pursuant to the rules and regulations that were in effect at the time the developer submitted the application for said permit. In this case, the permit is POADP No. 366. This permit was accepted by the City of San Antonio on June 15, 1993. Moreover, on January 26, 1994, within eighteen (18) months of the acceptance of POADP No. 366, a portion of the property within the boundary of the POADP was platted and was approved by the City of San Antonio's Planning Commission. The aforementioned plat was assigned Plat No. 930305 by the City of San Antonio's Planning Department and was titled the subdivision plat of The Meadows at Westover Hills Unit 2A (Plan Unit Development). Plat No. 930305 was recorded in the deed and plat records of Bexar County on May 1, 1994.

Based on the above referenced documentation, it is my opinion that this property is vested with development rights pursuant to applicable provisions of state and municipal law as of June 15, 1993.¹ Consequently, I am requesting that the City of San Antonio issue a vested rights permit reflecting that this property and this project is vested with the right to be developed

¹ Technically this property is vested with development rights as of the date the POADP application was submitted to the City. However, the above referenced date is acceptable in this instance.



Mr. Mike Herrera
Mr. Tom Shute
August 15, 2002
Page 2

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 AUG 16 PM 3:46

pursuant to the municipal rules, regulations and ordinances that were in effect on or before June 15, 1993.

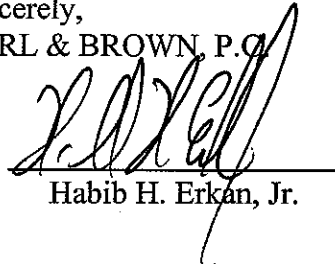
Included with this correspondence are the following documents:

1. A check for \$160.00 to cover the costs of processing this application;
2. Two (2) copies of POADP No. 366 (which shall also serve as a site map); and
3. Two (2) of Plat No. 930305.

Your assistance in this matter is greatly appreciated. Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,
EARL & BROWN, P.C.

By:


Habib H. Erkan, Jr.

f:4136.004/herrerashute ltr.doc
Enclosures



City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 AUG 16 PM 3:46

Permit File: # _____
Assigned by city staff

Date: 8/15/02

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formally POADP), P.U.D. plan, plat application, approved plat, building permit).

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent Earl & Brown, P.C. on behalf of Carter & Burgess, Inc.
2. Address: 111 Soledad, Suite 1111
3. Zip: 78205 Telephone # (210) 222-1500
4. Site location or address Southwest intersection of Highway 151 & Wiseman Boulevard
5. Council District 6 ETJ Over Edward's Aquifer Recharge () yes (x) no

• **MASTER DEVELOPMENT PLAN (MDP) (Formally POADP)***

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: The Meadows of Westover Hills # 366

Date accepted: 6/15/93 Expiration Date: N/A MDP Size: 112 acres

EARL & BROWN P.C.
A PROFESSIONAL CORPORATION
111 SOLEDAD, SUITE 1111 210-222-1500
SAN ANTONIO, TX 78205

2117

PAY
TO THE
ORDER OF

DATE

8/16/02

32-61
1110-53

\$ 160.00

DOLLARS



Security Features
Indicated
Details on Back

<u>One Hundred Sixty & 00/100</u>	<u>Carter Burgess / Meadows @</u>	<u>Westover Hills MDP Application</u>

THIS CHECK IS DELIVERED FOR PAYMENT ON THE ACCOUNTS LISTED

⑈002117⑈ ⑆111000614⑆

1566699680⑈



Bank One, N.A.
Member FDIC
www.bankone.com